

Julia Street



Inwood Avenue

N Duss Street

Canal Street

**SALE**

**823 Canal St**

**823 CANAL ST**

New Smyrna Beach, FL 32168

**PRESENTED BY:**

**BARBARA COOMBER**

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**KIMBERLY HARDEE**

O: 386.314.6984

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$895,000
LOT SIZE:	1.43 Acres
PRICE / ACRE:	\$625,874
ZONING:	MU
APN:	7418-08-32--0080 7418-08-32-0040 7418-08-32-0020 7418-08-32-0110

PROPERTY OVERVIEW

Prime Mixed-Use (MU) Zoned land in the Historic Downtown District of New Smyrna Beach, less than a mile from the river and across the causeway to the beaches. This property combines eight 50 ' x 100' lots from 4 adjoining parcels totaling 1.43 acres. Property has frontage on 4 roads (city block) with a combined 600' of total road frontage and access via Duss St, Julia St and Inwood Ave. One parcel includes structure while the other parcels are vacant land. Mixed-Use zoning allows for single-family homes, multi-family, hotel, retail, schools, churches, professional services, medical and more.

PROPERTY HIGHLIGHTS

- 1.43 acres in prime Historic Downtown location
- Utilities on site
- Walk to restaurants, shopping, entertainment and more
- Visibility on Canal Street, a major road into Historic New Smyrna Beach
- 10 minutes to the Atlantic Ocean and beachside shopping district

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## ADDITIONAL PHOTOS



Visibility from Canal Street



Looking north on Duss toward Julia - Property on the left.



View East on Canal Street



Looking north on Inwood - Property on the right

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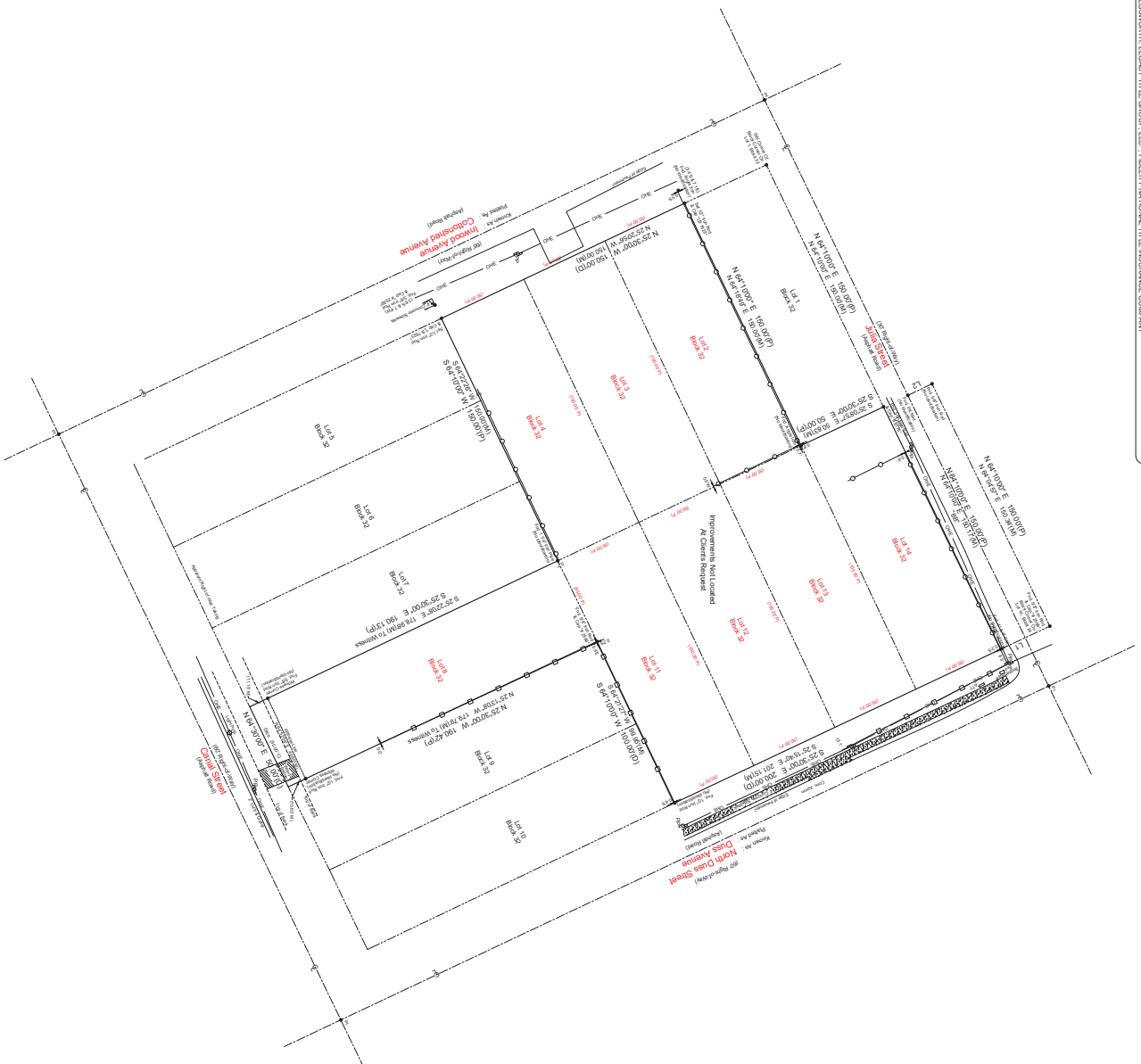
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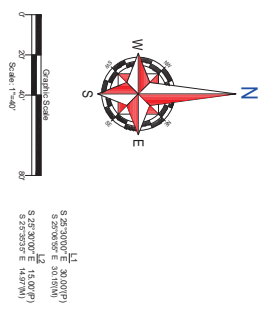
**Boundary Survey**

**Legal Description:**  
LOT 1, BLOCK 32, INWOOD SUBDIVISION OF NEW SMYRNA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 115, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND LOT 4, BLOCK 32, INWOOD SUBDIVISION IN THE CITY OF NEW SMYRNA BEACH, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 115, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND LOTS 2 AND 3, BLOCK 32, INWOOD SUBDIVISION OF NEW SMYRNA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 115, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 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**Record Disclaimer:**  
By performing a search with the local governing municipality or www.floridapublicrecords.com, the property appears to be located in zone AE. This property was owned in CITY OF NEW SMYRNA BEACH, community number 125152, dated 9/28/2017.  
PETER SSSMORTH, LEGACY TITLE GROUP, LLC - FIDELITY NATIONAL TITLE INSURANCE COMPANY



COMPUTED VOLUMES	
Volume 1	1.11
Volume 2	1.11
Volume 3	1.11
Volume 4	1.11
Volume 5	1.11
Volume 6	1.11
Volume 7	1.11
Volume 8	1.11
Volume 9	1.11
Volume 10	1.11
Volume 11	1.11
Volume 12	1.11
Volume 13	1.11
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Volume 98	1.11
Volume 99	1.11
Volume 100	1.11



LOCATION MAP



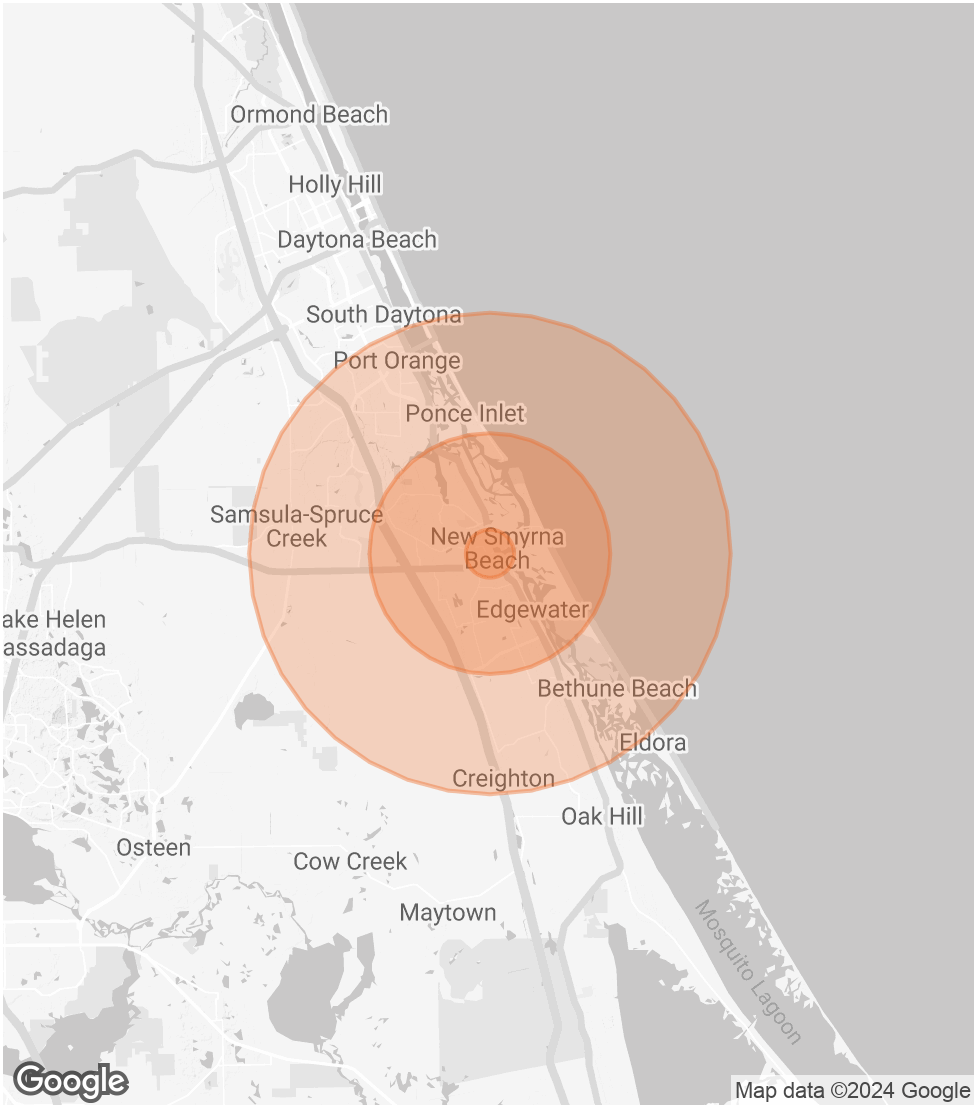
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,339	45,698	128,538
AVERAGE AGE	54.3	55.9	52.0
AVERAGE AGE (MALE)	49.1	54.6	50.8
AVERAGE AGE (FEMALE)	55.0	56.0	52.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,920	28,330	71,489
# OF PERSONS PER HH	1.8	1.6	1.8
AVERAGE HH INCOME	\$52,343	\$59,378	\$60,675
AVERAGE HOUSE VALUE	\$174,267	\$267,142	\$244,402

2020 American Community Survey (ACS)



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## ADVISOR BIO



### BARBARA COOMBER

Senior Advisor

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### PROFESSIONAL BACKGROUND

Since Coomber obtained her Florida Real Estate License in 1978 and her broker's license in 1979, she continues to embrace the ethical standards of the profession. Large land tracts have predominantly been her focus throughout her four-decade career with countless clients who have various land use requirements. Coomber's continued real estate experience in both the private and public real estate sectors allowed her a myriad of encounters ranging from real estate marketing, sales, transaction management, property development and appraising, to environmental government acquisitions and funding.

Prior to joining SVN, Barbara Coomber was the President and founder of CCI Properties, Inc.

Current and previous memberships and training include Certified Commercial Investment Member (CCIM) classes from 1981, Realtors Land Institute (RLI), Volusia Forever Advisory Committee, International Council of Shopping Centers (ICSC), Public Land Acquisition and Management Partnership (PLAM), and Florida Earth Foundation, and the National Association of Realtors (NAR). In the Public Sector, Coomber acted as a Senior Land Acquisition Agent for the Southwest Florida Water Management District to acquire over \$50,000,000 of conservation lands, as well as, representing private landowners in their land sales to State, County and City government agencies.

Sales of large land tracts have been her focus since 2018 primarily in Multifamily Developments and Industrial properties.

Previous accomplishments in retail sales and leasing include companies such as Walmart, Bealls', Big Lots, T-Mobile, Firehouse Subs and GC Development, Inc. In addition, Coomber has experience in Assisted and Independent Living Facilities, Hotels, Mobile Home Parks. Her philosophy is to continue to incorporate her many years of knowledge while adjusting to the changing environment of the market demands allowing her to provide the best services for her clients in real time.

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ADVISOR BIO



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Associate Advisor

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PROFESSIONAL BACKGROUND

Kimberly Hardee offers a broad range of experience including 21 years as a licensed Real Estate Agent, 30 years as a licensed Florida Building Contractor and 14 years as a Project Manager. Her past and current work includes residential and commercial real estate and construction. Hardee has also assisted in the acquisition, leasing and demising of former big box stores into multiple users such as Big Lots, Bealls Outlet and Firehouse Subs.

As a Project Manager specializing in administering capital improvement projects in the hotel and hospitality industry, Hardee has worked on projects ranging from \$250,000 to \$48,000,000, working daily with owners, architects, engineers, contractors, government agencies as well as hotel general managers and staff.

Hardee has also worked as an Independent Land Acquisition Specialist for the Southwest Water Management District. As a land acquisition specialist, Hardee was tasked to research and identify properties of specific type, size and location as outlined by District engineers and hydrologists. Once identified, Hardee initiated negotiations with property owners for both land acquisition and ingress/egress easements. These sites form the backbone of the District's long-term aquifer monitoring networks and collection of critical data in order to maintain and protect Florida's water supply and quality.

Kim is experienced in working with municipalities in permitting, variance applications, as well as planning and zoning issues. In addition, as a former owner/operator of a marine construction company, she specialized in state and federal permitting where she worked closely with the Department of Environmental Protection, St Johns Water Management District and the US Army Corps of Engineers.

Hardee has been able to transfer her skills as a project manager, a building contractor and a land acquisition specialist into the private commercial real estate industry where she can offer clients a broad range of services.

Specialties:  
Land Acquisition

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